



EXPANDED DEVELOPMENT REGULATIONS CHECKLIST
A Technical Assistance Tool From Growth Management Services

Name of city or county:																											
Staff contact, phone, and e-mail address:																											
<p>Instructions: This checklist is intended to help jurisdictions update their development regulations, as required by RCW 36.70A.130(4). We encourage but do not require jurisdictions to complete the checklist and return it to Growth Management Services (GMS). This checklist is for local governments with a full set of requirements under the Growth Management Act (GMA), not for those planning for resource lands and critical areas only.</p> <p>Bold items are a GMA requirement. Other items may be requirements of other state or federal laws, best practices, or other ideas to consider. Highlighted items are links to Internet sites. Also review <i>Resource List for Updating Comprehensive Plans and Development Regulations</i> from Commerce.</p> <p>Please submit complete text of proposed regulations or amendments in electronic format to GMS for review 60 days prior to adoption [RCW 36.70A.106(1)]. If a paper copy is mailed, please also submit copies to state agencies listed on our website. Submit adopted items, along with a copy of the signed adopting ordinance, to GMS and any agency that provided comments within 10 days of adoption [RCW 36.70A.106(2)]. All submittals should be sent to:</p> <p align="center">reviewteam@commerce.wa.gov or Growth Management Services, Attn: Review Team P.O. Box 42525, Olympia, WA 98504-2525</p> <p>If you have questions, call GMS at (360) 725-3000. Please send grant deliverables directly to the Technical and Financial Assistance Team at gmsgrants@commerce.wa.gov.</p>	<p align="center">Index of Topics in Checklist</p> <table> <tr><td>1. General Provisions</td><td align="right">2</td></tr> <tr><td>2. Critical Areas</td><td align="right">2</td></tr> <tr><td>3. Zoning Code</td><td align="right">4</td></tr> <tr><td>4. Rural Zoning</td><td align="right">5</td></tr> <tr><td>5. Resource Lands</td><td align="right">5</td></tr> <tr><td>6. Stormwater</td><td align="right">6</td></tr> <tr><td>7. Shoreline Master Program</td><td align="right">6</td></tr> <tr><td>8. Subdivision Code</td><td align="right">6</td></tr> <tr><td>9. Impact Fees</td><td align="right">7</td></tr> <tr><td>10. Concurrency and TDM</td><td align="right">7</td></tr> <tr><td>11. Essential Public Facilities</td><td align="right">7</td></tr> <tr><td>12. Optional Regulations</td><td align="right">8</td></tr> <tr><td>13. Project Review Procedures</td><td align="right">8</td></tr> </table>	1. General Provisions	2	2. Critical Areas	2	3. Zoning Code	4	4. Rural Zoning	5	5. Resource Lands	5	6. Stormwater	6	7. Shoreline Master Program	6	8. Subdivision Code	6	9. Impact Fees	7	10. Concurrency and TDM	7	11. Essential Public Facilities	7	12. Optional Regulations	8	13. Project Review Procedures	8
1. General Provisions	2																										
2. Critical Areas	2																										
3. Zoning Code	4																										
4. Rural Zoning	5																										
5. Resource Lands	5																										
6. Stormwater	6																										
7. Shoreline Master Program	6																										
8. Subdivision Code	6																										
9. Impact Fees	7																										
10. Concurrency and TDM	7																										
11. Essential Public Facilities	7																										
12. Optional Regulations	8																										
13. Project Review Procedures	8																										
<p>Enclosures to Submit to GMS:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Cover letter explaining material type, local contacts and important dates; <input type="checkbox"/> Complete copy of proposed regulation or amendment in electronic format, OR if paper copy is mailed, please also submit copies to state agencies listed on our website; <input type="checkbox"/> Outline of the public participation process (completed and scheduled); <input type="checkbox"/> Outline of State Environmental Policy Act (SEPA) compliance process (enclosing all SEPA documents not previously submitted to GMS), including cumulative effect analysis; and <input type="checkbox"/> For adopted items; the signed ordinance that includes in the findings of fact a description of the public participation process; and for updates, a statement that all regulations have been reviewed and updated per RCW 36.70A.130(4). 	<p>Important Dates:</p> <p>Date of planning commission public hearing:</p> <p>Date of Council or Commission public hearing:</p> <p>Anticipated date of Council or Commission adoption (must be at least 60 days from date Commerce receives notice, unless expedited review is granted).</p>																										

Regulations required to implement comprehensive plan	Page #, and how addressed in code	Update action, if needed
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1. General Provisions The GMA requires that development regulations be consistent with and implement the comprehensive plan. [RCW 36.70A.030(7) and .040(4)(d) and WAC 365-195-800 and 805]		
a. Do regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions)? [RCW 36.70A.130(2), Amended in 2006]	<input type="checkbox"/> Comprehensive plan amendments once a year	
b. Do regulations define emergency for an emergency plan amendment – as referred to in RCW 36.70A.130(2)(b)?	<input type="checkbox"/> Definition of emergency	
c. Do regulations include a docketing process for requesting and considering plan amendments? [RCW 36.70A.130(2) and RCW 36.70A.470]. Is information about this process readily available to the public on a web site, or in brochure format?	<input type="checkbox"/> Docketing process	
d. Have provisions been adopted to ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties)? [WAC 365-195-805(1)(d)]		
e. Has a process been established for early and continuous public notification and participation in the planning process? [RCW 36.70A.020(11), .035, and .140]	<input type="checkbox"/> Public participation processes	
f. Is there a process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property? [RCW 36.70A.370] See <i>Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property</i> for guidance.	<input type="checkbox"/> Process to avoid takings	

2. Regulations protecting critical areas are required by RCW 36.70A.060(2) and RCW 36.70A.172(1) and WAC 365-195-900 through 925 and WAC 365-195-825(2). Guidance can be found in Commerce's <i>Critical Areas Assistance Handbook</i> and WAC 365-190-080.		
a. Does the critical areas ordinance (CAO) clearly state that it is intended to protect the functions and values of critical areas including wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas? [RCW 36.70A.172, RCW 36.70A.030(5), and .020(10)]	<input type="checkbox"/> Purpose statement	
b. Does the CAO, and the process to draft it, include the “best available science” (BAS)? [RCW 36.70A.172] Were the relevant sources of best available science documented in the record? If there were departures from the science-based recommendations, the rationale, risk, and measures to limit the risk should also be documented. [WAC 365-195-915] Communities may refer to Commerce's <i>Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas</i> , Commerce's <i>Resource List for Updating Comprehensive Plans and Regulations</i> , or other locally relevant sources to locate locally appropriate science. If specific critical areas are not present, then a review of the science (or mapping) used to make this determination should be noted in the record.	<input type="checkbox"/> BAS documented in the record	

Required regulations to implement comprehensive plan	Location in code	Update action needed
<p>c. Does the CAO include a review process for those proposals that are near critical areas and may be in protected buffers?</p> <p>Any time a proposal is near a critical area, the review process should require the applicant to submit information regarding the nature of the critical area in addition to information about the proposal. It may be appropriate to require a technical report that is prepared by a qualified professional. These requirements should be listed in the CAO. The CAO should list the requirement for any special reports or habitat management plans needed as part of the review process. The CAO should indicate who is responsible for preparing and reviewing technical reports.</p> <p>Does the CAO define “qualified professional” in accordance with WAC 365-195-905(4). Additional guidance can be found in the Critical Areas Assistance Handbook, p. 35-40.</p>	<p><input type="checkbox"/> Process can detect buffer areas</p> <p><input type="checkbox"/> Required technical reports listed in CAO</p> <p><input type="checkbox"/> CAO defines qualified professional</p>	
<p>d. Do allowable uses and general exemptions in the CAO sufficiently protect existing functions and values of critical areas? Common exemptions include emergencies, remodels that do not further extend into critical areas, surveying, walking, and development that has already been completed and critical areas review under a previous permit. See Critical Areas Assistance Handbook, p. 37-38.</p>	<p><input type="checkbox"/> Exemptions</p>	
<p>e. Does the CAO allow for “reasonable use” to prevent takings if the CAO denies all reasonable use of property? Does this provision limit intrusions into critical areas to the greatest extent possible? [RCW 36.70A.370] See the Critical Areas Assistance Handbook, p. 38 for more details.</p>	<p><input type="checkbox"/> Reasonable use</p>	
<p>f. Does the CAO provide for mitigation sequencing to reduce the adverse impacts of a project to critical areas, to an acceptable level by: avoiding; minimizing; reducing; compensating; or monitoring (in that order). See Critical Areas Assistance Handbook, p. 41 for more guidance.</p>	<p><input type="checkbox"/> Mitigation sequencing</p>	
<p>g. Will a record of notice be placed on the title of the property affected by critical areas? Is notice provided to adjacent properties that may be impacted by critical area buffers?</p>	<p><input type="checkbox"/> Notice on title</p> <p><input type="checkbox"/> Notice to adjacent property owners</p>	
<p>h. Will boundaries of a critical area be clearly marked prior to construction activities? Commerce recommends wetland and habitat buffer boundaries also be permanently signed or identified.</p>	<p><input type="checkbox"/> Boundaries marked</p>	
<p>i. Are there provisions for performance bonds and maintenance bonds for mitigation activities?</p>	<p><input type="checkbox"/> Financial assurance</p>	
<p>j. Does the CAO clearly designate all critical areas that might be found within the jurisdiction? WAC 365-190-080 provides guidance on defining or “designating” each of the five critical areas.[WAC 365-190-040(2)].</p>	<p><input type="checkbox"/> Definitions for each critical area</p>	
<p>Is the definition of wetlands consistent with RCW 36.70A.030(21)?</p>	<p><input type="checkbox"/> Wetland definition</p>	

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<p>Are wetlands delineated using the state Department of Ecology’s <i>Washington State Wetland Identification and Delineation Manual</i>? [RCW 36.70A.175 (1995)] See Ecology’s resources on wetlands for additional assistance on designation and protection.</p>	<input type="checkbox"/> Ecology’s wetland delineation manual	
<p>Do CAO provisions for fish and wildlife habitat conservation areas refer to the Department of Fish and Wildlife’s (DFW) Priority Habitats and Species program? See WAC 365-190-080(5) for more information on specific habitat conservation areas, and factors to consider for their designation and protection and www.wdfw.wa.gov/hab/phspage.htm for lists of priority habitats and species and associated management recommendations. Is designation and protection coordinated with adjacent jurisdictions when habitat areas cross boundaries?</p> <p>Do regulations for fish and wildlife habitat conservation areas include special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries? [RCW 36.70A.172(1) and WAC 365-195-925] See Governor’s Salmon Recovery Office, <i>Watershed (WRIA) Plans</i>, and DFW’s <i>Stream Habitat Restoration Guidelines</i> and <i>Aquatic Habitat Guidelines</i>.</p> <p>Has the state Department of Natural Resources new stream typing system been considered? WAC 222-16-030 www.dnr.wa.gov/forestrypractices/watertyping.</p>	<input type="checkbox"/> Fish and wildlife habitats <input type="checkbox"/> Special consideration for anadromous fisheries	
<p>k. At a minimum, are regulations for frequently flooded areas consistent with the Federal Emergency Management Agency (FEMA) requirements for the National Flood Insurance Program and State floodplain management provisions? These areas include floodplains and shorelines, usually including the 100-year flood floodplain and graphically defined by Flood Insurance Rate Maps.</p> <p>Commerce encourages also considering the link between flooding and planned upland development that creates stormwater runoff. Also consider the links to flood-related ecological functions such as water quality protection through wetland storage and groundwater recharge to critical aquifers that provide potable water as well as stream baseflow during summertime low flow periods, and off-channel feeding and rearing fish habitat. This would ensure consistency between all critical areas.</p>	<input type="checkbox"/> Frequently flooded areas consistent with FEMA and State requirements	
<p>k. Do regulations protect the quality and quantity of ground water used for public water supplies? [RCW 36.70A.070(1)] (Required if jurisdictions draw groundwater for potable water or need to manage threats to exempt wells.)</p> <p>For water quality, hazardous uses in critical aquifer recharge areas (CARAs) should be prohibited or strictly regulated.</p>	<input type="checkbox"/> Hazardous uses restricted	

Required regulations to implement comprehensive plan	Location in code	Update action needed
<p>Regulations should create and regulate wellhead protection areas.</p> <p>For water quantity, policies should limit impervious surfaces, encourage water conservation measures such as water metering and limiting consumptive uses during low precipitation periods and droughts, and consider Watershed Resource Inventory Assessment (WRIA) plans.</p> <p>See Ecology's guidance on Critical Aquifer Recharge Areas (CARAs) on how to identify and protect CARAs.</p> <p>See Puget Sound Action Team's low impact development guidance at www.psat.wa.gov/Programs/LID.htm.</p>	<input type="checkbox"/> Wellhead protections <input type="checkbox"/> Impervious surface limited in CARA zones, conservation measures	
<p>1. Are geologically hazardous areas identified, and their use regulated or limited consistent with public health and safety concerns? [RCW 36.70A.030(9) and WAC 365-190-080(4)]</p> <p>Geohazard areas are prone to erosion hazards, landslide hazards, seismic hazards, volcanic hazards, channel migration zones, and areas subject to differential settlement from coal mines or other subterranean voids.</p> <p>Are critical facilities, such as hospitals and emergency response centers, hazardous materials storage, etc. restricted in hazard zones?</p>	<input type="checkbox"/> Uses in geohazard areas regulated or limited? <input type="checkbox"/> Critical facilities restricted in hazard zones	
<p>m. If applicable, have regulations for forest practices been adopted? [RCW 36.70A.570, Amended in 2007]</p> <p>RCW 76.09.240 [Amended in 2007] requires many counties planning under GMA, and the cities and towns within those counties to adopt regulations for forest practices by Dec 31, 2008. These are often included in clearing and grading ordinances.</p>	<input type="checkbox"/> Forest practices regulations	
3. Zoning Code		
<p>a. Are family daycare providers allowed in all residential dwellings located in areas zoned for residential or commercial uses and are any zoning conditions imposed no more restrictive than conditions imposed on other residential dwellings in the same zone? [RCW 36.70A.450] Family daycare provider means a child daycare provider who regularly provides child daycare for not more than 12 children in the provider's home in the family living quarters. [RCW 74.15.020(1)(f)]</p>	<input type="checkbox"/> Family daycares allowed	
<p>b. Is manufactured housing regulated the same as site built housing? [RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225, All Amended in 2004]</p> <p>A local government may require that manufactured homes (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the</p>	<input type="checkbox"/> No discrimination against manufactured homes	

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neighborhood; but may not discriminate against consumer choice in housing. [National Manufactured Housing Construction and Safety Standards Act of 1974 , New in 2004]		
<p>c. If the city has a population of over 20,000, or the county has a population of over 125,000, are accessory dwelling units (ADUs) allowed in single-family residential areas? [RCW 43.63A.215(3)] [RCW 43.63A.215(3)]</p> <p>Have recommendations from Commerce’s <i>Accessory Dwelling Unit Ordinance Study and Recommendations</i> (1993) been incorporated into the regulations?</p>	<input type="checkbox"/> ADUs allowed	
<p>d. Are residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” regulated the same as a similar residential structure occupied by a family or other unrelated individuals? No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. [RCW 36.70A.410, RCW 70.128.140, Washington Laws Against Discrimination, and RCW 49.60.222-225]</p>	<input type="checkbox"/> No discrimination against group homes	
<p>e. Do regulations allow affordable housing strategies and innovative techniques to promote higher densities within urban growth areas (UGAs)? This is required if a buildable lands analysis shows that such measures are needed. [Buildable lands under RCW 36.70A.215 applies to the 6 counties with 2004 update deadlines]</p> <p>Do affordable housing programs enacted or expanded under RCW 36.70A.540 comply with the requirements of this section? Examples of such programs include but are not limited to: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects.</p> <p>Affordable housing is defined as when the total housing costs, including basic utilities, does not exceed 30% of the income limit (for renters, 50% or less of the county median family income, adjusted for family-size, and for owners, 80% or less of the county median family income, adjusted for family size). [RCW 36.70A.540, New in 2006]</p>		
<p>f. For lands adjacent to public use airports, are regulations in place that discourage incompatible uses? [RCW 36.70.547, New in 1996)]</p> <p>Incompatible uses include:</p> <p>1) High population intensity uses such as schools and community centers,</p>	<input type="checkbox"/> Regulations relating to airports.	

Required regulations to implement comprehensive plan	Location in code	Update action needed
<p>2) Tall structures, and</p> <p>3) Hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, stockyards, other similar uses that may attract wildlife.</p> <p>For more guidance, see WSDOT's <i>Airports and Compatible Land Use</i> (1999) at www.wsdot.wa.gov/aviation/Planning/default. and <i>Airport Stormwater Guidance Manual</i> (2008) at www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm</p>		

4. Rural Zoning (Counties Only)		
a. Are there a variety of rural densities? [RCW 36.70A.070(5)(b)]	<input type="checkbox"/> Variety of densities	
b. Is stormwater managed in limited areas of more intense rural development (LAMIRDS)?	<input type="checkbox"/> LAMIRD regulations	
c. Do rural regulations allow innovative techniques such as clustering, density transfer, design guidelines, and conservation easements to accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character? [RCW 36.70A.070(5)(b)]		
d. Do regulations include requirements for approval of on-site septic systems by county health department, and provisions for monitoring and maintaining septic systems?		
e. Do regulations include requirements for rural water service consistent with county health department requirements?		

5. Resource Lands		
a. Is zoning consistent with natural resource lands designations in the comprehensive plan? [RCW 36.70A.060(3) and defined in RCW 36.70A.030(2),(8),and (10)]	<input type="checkbox"/> Consistent zoning	
b. Do regulations conserve natural resource lands? [RCW 36.70A.060(1)(a)]	<input type="checkbox"/> Regulations conserve natural resource lands	
c. Do regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes with the exception of accessory uses? Are accessory uses located, designed and operated so as to not interfere with, and to support the continuation of, the overall agricultural use? Are accessory uses consistent with RCW 36.70A.177(3)(b)? [New in 2004,amended in 2006]	<input type="checkbox"/> Nonagricultural uses limited <input type="checkbox"/> Accessory uses comply with requirements	
d. Do regulations assure that the use of lands adjacent to natural resource lands shall not interfere with natural resource production? [RCW 36.70A.060(1)(a)]	<input type="checkbox"/> Adjacent uses don't interfere with production	
e. Do regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that	<input type="checkbox"/> Notification	

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the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration and that an application might be made for mining-related activities? [RCW 36.70A.060(1)(b), Amended from 300 to 500 feet in 1998]		
f. If forest or agricultural lands of long-term commercial significance are designated inside UGAs, is there a transfer and/or purchase of development rights (TDR or PDR) program? [RCW 36.70A.060(4)]	<input type="checkbox"/> TDR or PDR program for forest or agricultural lands inside UGAs	
g. Have mineral lands designations and regulations been reviewed as required by RCW 36.70A.131? For more information, contact DNR's Geology Division at (360) 902-1439 or review publications at www.dnr.wa.gov/geology/pubs/publist.pdf .	<input type="checkbox"/> Review of mineral lands	
h. Have innovative zoning techniques been considered to help conserve agricultural lands of long-term significance to conserve lands and encourage the economy? [RCW 36.70A.177(2), New in 1997 and Amended in 2004]		

6. Stormwater Drainage and Water Quality		
<p>Do regulations include provisions to ensure water quality and stormwater drainage regulations consistent with Land Use Element policies? [RCW 36.70A.070(1)] Such as:</p> <ul style="list-style-type: none"> i. Adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington. [RCW 36.70A.070 (1)] ii. Adoption of a clearing and grading ordinance – See Commerce's 2005 <i>Technical Guidance Document for Clearing and Grading in Western Washington</i>. iii. Adoption of a low impact development ordinance. See Puget Sound Action Team's low impact development guidance at www.psat.wa.gov/Programs/LID.htm. <p>Do regulations include provisions for corrective action for failing septic systems that pollute waters of the state? [RCW 36.70A.070(1)]</p> <p>Do regulations protect the quality and quantity of ground water used for public water supplies? [RCW 36.70A.070(1)] (Required if jurisdictions draw groundwater for potable water or need to manage threats to exempt wells.)</p> <p>To protect water quality, regulations should limit impervious surfaces, regulate hazardous uses in critical aquifer recharge areas (CARAs), and protect wellhead areas. See Ecology's guidance on Critical Aquifer Recharge Areas (CARAs) (2005)</p> <p>To protect water quantity, land use plans should consider Water</p>	<input type="checkbox"/> Stormwater management <input type="checkbox"/> Stormwater manual <input type="checkbox"/> Failing septic systems	

Required regulations to implement comprehensive plan	Location in code	Update action needed
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Resource Inventory Assessment (WRIA) plans.		
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7. Shoreline Master Program		
<p>a. Are zoning designations consistent with Shoreline Master Program (SMP) environmental designations? [RCW 36.70A.480, New in 2003]</p> <p>Do SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance? [RCW 36.70A.480(4) and RCW 90.58.090(4)]. See Questions and Answers on ESHB 1933 for assistance.</p>	<p><input type="checkbox"/> SMP-consistent zoning</p> <p><input type="checkbox"/> SMP provides equal level of protection as the CAO</p>	

8. Subdivision Code		
a. Are subdivision regulations consistent with comprehensive plan policies? [RCW 36.70A.030(7) and 36.70A.040(4)(d)]	<input type="checkbox"/> Consistency	
b. Are subdivision regulations consistent with supporting an efficient transportation system and other appropriate infrastructure? Are there standards to promote transit and pedestrian-friendly developments, such as pedestrian connections and gridded streets? [RCW 36.70A.020(3)]		
c. Do subdivision regulations encourage urban growth in UGAs and discourage sprawl? [RCW 36.70A.020(1) and (2)]		
<p>d. Are written findings required establishing adequacy under RCW 58.17.110(2)(a) for:</p> <ul style="list-style-type: none"> i. Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students? ii. Potable water supplies [RCW 19.27.097], sanitary wastes, and drainage ways (stormwater retention and detention)? iii. Open spaces, parks and recreation, and playgrounds? iv. Schools and school grounds? <p>Other items related to the public health, safety and general welfare such as protection of critical areas, conservation of natural resource lands and affordable housing for all economic segments of the population? [WAC 365-195-825(4)]</p>	<input type="checkbox"/> Written findings of adequacy required for i-iv	
e. Is it a permit requirement that developments and properties with failing septic systems connect to sewer when available?		
f. Have clear standards been developed for streets, stormwater, landscaping etc?		

9. Impact Fees		
a. If impact fees are used, are they consistent with RCW 82.02.050 through 100?	<input type="checkbox"/> Impact fees consistent with statute	

10. Concurrency And Transportation Demand Management
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<p>b. Is there a concurrency ordinance? The concurrency requirement may or may not be in a separate ordinance, but should include specific language that prohibits development when level of service standards for transportation facilities cannot be met. [RCW 36.70A.070(6)(b), WAC 365-195-510 and WAC 365-195-835]</p> <p>Concurrency is required for transportation, but may also be applied to park facilities, etc.</p>	<input type="checkbox"/> Concurrency ordinance	
<p>c. Do measures exist to bring into compliance locally owned transportation facilities or services that are below the levels of service established in the comprehensive plan? [RCW 36.70A.070(6)(a)(iii)(B) and (D)] Levels of service can be established for automobiles, pedestrians and bicycles.</p>	<input type="checkbox"/> Measures to maintain LOS	
<p>d. Are highways of statewide significance (HSS) exempt from the concurrency ordinance? [RCW 36.70A.070(6)(a)(iii)(C)]</p>	<input type="checkbox"/> HSS exempt from the concurrency ordinance	
<p>e. Are traffic demand management (TDM) requirements consistent with the comprehensive plan? [RCW 36.70A.070(6)(a)(vi)]</p> <p>Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks.</p>	<input type="checkbox"/> TDM consistent with comprehensive plan	
<p>f. If required by RCW 70.94.527, has a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips been adopted? Does it establish the requirements for major employers and provide an appeals process? Is it consistent with the comprehensive plan policies for CTR and Department of Transportation rules? [RCW 70.94.521-551, Amended in 2006]</p>		

<p>11. Siting Essential Public Facilities Regulations for siting essential public facilities should be consistent with RCW 36.70A.200 and consider WAC 365-195-340 and WAC 365-195-840. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).</p>		
a. Do regulations or CWPPs include criteria for identifying and siting essential public facilities (EPF)? [RCW 36.70A.200]	<input type="checkbox"/> EPF criteria	
b. Do regulations or CWPPs include a process for siting EPFs? [RCW 36.70A.200(2) and (3)]	<input type="checkbox"/> EPF siting process	
c. Have regulations been reviewed to ensure EPFs facilities are not precluded? [RCW 36.70A.200(5)]	<input type="checkbox"/> No preclusion of EPFs.	
d. Are essential public facilities located outside of known hazardous areas such as earthquake faults, floodplains, and tsunami inundation areas?		

Required regulations to implement comprehensive plan	Location in code	Update action needed
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12. Regulations to Implement Optional Plan Elements		
a. If applicable, are new fully contained communities consistent with comprehensive plan policies and RCW 36.70A.350 ?		
b. If applicable, are master planned resorts consistent with comprehensive plan policies and RCW 36.70A.360 and 362 ?		
c. If applicable, are major industrial developments and master planned locations outside of UGAs consistent with comprehensive plan policies and RCW 36.70A.365 and 367 ?		
d. Do regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources? RCW 36.70A.020(13)		
e. Are other development regulations needed to implement comprehensive plan?		
f. Are design guidelines clear and easy to understand? Are administration procedures clear and defensible?		

13. Project Review Procedures		
<p>a. Do project review processes integrate permit and environmental review? [RCW 36.70A.470, RCW 36.70B and RCW 43.21C]</p> <p>Note: Resources include WAC 197-11 (SEPA Rules), WAC 365-197 (<i>Project Consistency Rule</i>, Commerce, 2001), and Ecology SEPA Handbook.</p> <p>b. Other items to consider when putting together project permit review procedures are:</p> <ol style="list-style-type: none"> Developing a unified development code that would integrate all permit processes into one chapter as opposed to throughout the zoning chapters. Using a hearing examiner to hold public hearings for quasi-judicial actions. Clarifying the review for permit types (limited administrative, administrative, quasi-judicial, legislative). Clarifying appeal procedures for the different permit types. Adopting SEPA substantive policies. 	<p><input type="checkbox"/> Integrated permit and environmental review procedures for:</p> <p><input type="checkbox"/> Notice of application</p> <p><input type="checkbox"/> Notice of complete application</p> <p><input type="checkbox"/> One open-record public hearing</p> <p><input type="checkbox"/> Allowing applicants to combine public hearings and decisions for multiple permits</p> <p><input type="checkbox"/> Notice of decision</p> <p><input type="checkbox"/> One closed-record appeal</p>	